

1 (Published in the Topeka Metro News August 9, 2006)

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3
4 RESOLUTION OF ADVISABILITY AND AUTHORIZATION NO. 7841

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6
7 A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr.,
8 authorizing Sanitary Sewer Main and Lateral Improvement
9 Project No. 40898-01 as more specifically described herein.

10
11 WHEREAS, the City Clerk has received a petition, pursuant to K.S.A. 12-6a04,
12 containing the signatures of the owners of 100% of the area in the improvement district
13 hereinafter described; and

14 WHEREAS, seven (7) days have elapsed since the filing of said petition.

15 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Topeka,
16 Kansas, that it finds Improvement Project No. 40898-01, hereinafter described, to be
17 advisable and does hereby authorize and order said improvement to be made in
18 accordance with its findings as follows:

19
20 A. GENERAL NATURE OF IMPROVEMENT:

21
22 To provide Sanitary Sewer Service to the area bound by S.W. Huntoon
23 Street, S.W. Urish Road, S.W. 21st Street and Executive Drive. The Project
24 provides for the extension of the main and construction of lateral lines which
25 work shall include piping, manholes, engineering and all other contingencies
26 needed to complete the project.

27
28 B. PROPOSED IMPROVEMENT DISTRICT:

29
30 Parcel 1

31
32 The South Half of the Southeast Quarter of the Southwest Quarter of Section
33 32, Township 11 South, Range 15, East of the 6th P.M., in Shawnee County,
34 Kansas,
35 Except

36 Beginning at the Southeast corner of the South Half of the Southeast Quarter
37 of the Southwest Quarter of Section 32; thence North along the East line of
38 the Southwest Quarter 166.13 Feet; thence West parallel to the South line of
39 said Southwest Quarter, 160 Feet; thence South parallel to the East line of
40 said Southwest Quarter 166.13 Feet to the South line of said Southwest
41 Quarter; thence East along the South line of said Southwest Quarter 160
42 Feet to the Point of Beginning.

43 Except
44 Beginning at a point 465 Feet West of the Southeast corner of said
45 Southwest Quarter; thence West along the South line of said Southwest
46 Quarter 175 Feet; thence North at right angles 235 Feet; thence East parallel
47 to the South line of said Southwest Quarter 175 Feet; thence South 235 Feet
48 to the Point of Beginning.

49 The above tract of land contains 18.5 Acres more or less.

50
51 Parcel 2

52
53 A part of Lot 1, Block A of Arbor Valley Subdivision located in the Northwest
54 Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., in
55 Shawnee County, Kansas, described as follows:

56
57 Beginning at the Northeast Corner of said Lot 1, Block A; thence coincident
58 with the East line of said Lot 1, Block A, South 00 Degrees 02 Minutes 03
59 Seconds East, a distance of 862.16 Feet; thence South 89 Degrees 57
60 Minutes 57 Seconds West, a distance of 110.05 Feet; thence North 00
61 Degrees 02 Minutes 03 Seconds West, a distance of 63.14 Feet; thence
62 North 90 Degrees 00 Minutes 00 Seconds West, a distance of 131.87 Feet;
63 thence North 04 Degrees 48 Minutes 13 Seconds East, a distance of 173.92
64 Feet to the beginning of a curve to the Left; thence coincident with said curve
65 having a radius of 325.00 Feet, an arc length of 37.49 Feet, a delta angle of
66 06 Degrees 36 Minutes 31 Seconds, a Chord bearing South 72 Degrees 28
67 Minutes 38 Seconds West and a Chord length of 37.47 Feet; thence South
68 69 Degrees 10 Minutes 22 Seconds West, a distance of 175.32 Feet to the
69 beginning of a curve to the Left; thence coincident with said curve having a
70 radius of 680.00 Feet, an Arc length of 89.11 Feet, a delta angle of 07
71 Degrees 30 Minutes 30 Seconds, a Chord bearing South 65 Degrees 24
72 Minutes 35 Seconds West and a Chord length of 89.05 Feet; thence North 07
73 Degrees 27 Minutes 08 Seconds West, a distance of 84.50 Feet to the
74 beginning of a curve to the Right, thence coincident with said curve having a
75 radius of 325.00 Feet, an Arc length of 130.54 Feet, a delta angle of 23
76 Degrees 00 Minutes 52 Seconds, a Chord bearing North 04 Degrees 03
77 Minutes 18 Seconds East and a Chord length of 129.67 Feet; thence North
78 15 Degrees 33 Minutes 44 Seconds East, a distance of 6.35 Feet to the
79 beginning of a curve to the Left; thence coincident with said curve having a

80 radius of 185.00 Feet, an arc length of 54.27 Feet, a delta angle of 16
81 Degrees 48 Minutes 31 Seconds, a Chord bearing North 07 Degrees 09
82 Minutes 28 Seconds East and a Chord length of 54.08 Feet; thence North 01
83 Degrees 14 Minutes 47 Seconds West, a distance of 439.62 Feet to the
84 South right-of-way line of S.W. Huntoon Street; thence coincident with said
85 South right-of-way line North 87 Degrees 18 Minutes 21 Seconds East, a
86 distance of 510.92 Feet to the Point of Beginning. The above tract of land
87 contains 8.59 Acres, more or less.

88
89 Parcel 3

90
91 A tract of land located in Lot 1, Block A, Arbor Valley Subdivision recorded in
92 Book 40, Page 40 official records of Shawnee County, Kansas, described as
93 follows:
94

95 Beginning at the Northwest corner of said lot; thence coincident with the
96 North line of said Lot 1, also being the South right-of-way line of S.W.
97 Huntoon Street on AZ. 87 Degrees 18 Minutes 21 Seconds (Direction based
98 on said recorded plat), a distance of 492.97 Feet; thence coincident with the
99 centerline of a proposed access way on AZ. 178 Degrees 45 Minutes 13
100 Seconds, a distance of 372.30 Feet; thence on AZ. 268 Degrees 45 Minutes
101 13 Seconds, a distance of 132.06 Feet to the point of cusp on a non-tangent
102 curve to the Right; thence coincident with said non-tangent curve having a
103 radius of 45.00 Feet, an Arc length of 94.60 Feet, a delta angle of 120
104 Degrees 26 minutes 55 Seconds, a Chord AZ. Of 217 Degrees 23 Minutes
105 58 Seconds, and a Chord length of 78.12 Feet; thence on AZ. 178 Degrees
106 45 Minutes 13 Seconds, a distance of 85.59 Feet; thence on AZ. 241
107 Degrees 07 Minutes 05 Seconds, a distance of 44.65 Feet; thence on AZ.
108 260 Degrees 18 Minutes 24 Seconds, a distance of 115.15 Feet , thence on
109 AZ. 178 Degrees 45 Minutes 12 Seconds, a distance of 144.61 Feet to the
110 beginning of a curve to the Left; thence coincident with said curve to the Left
111 having a radius of 236.50 Feet, an Arc length of 184.45 Feet, a delta angle of
112 44 Degrees 41 Minutes 07 Seconds to the point of a compound curvature;
113 thence coincident with said compound curve having a radius of 25.00 Feet,
114 an Arc length of 41.32 Feet, a delta angle of 94 Degrees 41 Minutes 26
115 Seconds to the point of a reverse curvature; thence coincident with said
116 reverse curve having a radius of 693.50 Feet, an Arc length of 243.87 Feet, a
117 delta angle of 20 Degrees 08 Minutes 53 Seconds to the point of a reverse
118 curvature; thence coincident with said reverse curve to having a radius of
119 25.00 Feet, an Arc length of 14.61 Feet, a delta angle of 33 Degrees 29
120 Minutes 20 Seconds; thence on AZ. 117 Degrees 10 Minutes 26 Seconds, a
121 distance of 21.45 Feet to the beginning of a non-tangent curve to the Right;
122 thence coincident with said non-tangent curve having a radius of 684.64
123 Feet; an Arc length of 94.09 Feet, a delta angle of 07 Degrees 52 Minutes 27

124 Seconds, a Chord AZ. Of 65 Degrees 36 Minutes 32 Seconds, a Chord
125 length of 94.01 Feet; thence on AZ. 159 Degrees 10 Minutes 22 Seconds, a
126 distance of 61.76 Feet; thence on AZ. 181 Degrees 50 Minutes 53 Seconds,
127 a distance of 131.53 Feet; thence on AZ. 271 Degrees 07 Minutes 23
128 Seconds, a distance of 90.36 Feet; thence on AZ. 189 Degrees 00 Minutes
129 41 Seconds, a distance of 155.20 Feet to the beginning of a curve to the
130 Right; thence coincident with said curve to the Right having a radius of
131 513.50 Feet an Arc length of 114.48 Feet, a delta angle of 12 Degrees 46
132 Minutes 25 Seconds; thence on AZ. 201 Degrees 47 Minutes 06 Seconds, a
133 distance of 146.43 Feet to the beginning of a curve to the Left; thence
134 coincident with said curve to the Left having a radius of 311.50 Feet, an Arc
135 length of 133.06 Feet, a delta angle of 24 Degrees 28 Minutes 25 Seconds;
136 thence on AZ. 177 Degrees 18 Minutes 41 Seconds, a distance of 52.74 Feet
137 to the beginning of a curve to the Left; thence coincident with said curve to
138 the Left having a radius of 25.00 Feet, an Arc length of 39.29 Feet, a delta
139 angle of 90 Degrees 02 Minutes 18 Seconds; thence on AZ. 177 Degrees 18
140 Minutes 21 Seconds, a distance of 27.00 Feet to a point of cusp of a non-
141 tangent curve to the Left; thence coincident with said non-tangent curve
142 having a radius of 25.00 Feet, an Arc length of 39.27 Feet, a delta angle of
143 90 Degrees 00 Minutes 00 Seconds, a Chord AZ. Of 222 Degrees 18
144 Minutes 41 Seconds, and a Chord length of 35.36 Feet to the point of cusp;
145 thence on AZ. 267 Degrees 18 Minutes 41 Seconds, a distance of 13.50
146 Feet; thence on AZ. 177 Degrees 18 Minutes 41 Seconds, a distance of
147 81.50 Feet to the intersection with the South line of said Subdivision; thence
148 coincident with the South line of said Subdivision on AZ. 267 Degrees 18
149 Minutes 41 Seconds, a distance of 339.53 to the Southwest corner of said
150 Subdivision; thence coincident with the West line of said Subdivision on AZ.
151 358 Degrees 45 Minutes 12 Seconds, a distance of 210.07 Feet; thence on
152 AZ. 73 Degrees 08 Minutes 56 Seconds, a distance of 114.57 Feet to the
153 point of cusp of a non-tangent curve to the Right; thence coincident with said
154 non-tangent curve having a radius of 198.50 Feet, an arc length of 82.26
155 Feet, a delta angle of 23 Degrees 44 Minutes 35 Seconds, a Chord AZ. Of
156 349 Degrees 28 Minutes 04 Seconds, and a Chord length of 81.67 Feet to a
157 point of a compound curvature; thence coincident with said compound curve
158 having a radius of 693.50 Feet, an Arc length of 385.55 Feet, a delta angle of
159 31 Degrees 51 Minutes 12 Seconds to a point of reverse curvature; thence
160 coincident with said reverse curve having a radius of 25.00 Feet, an Arc
161 length of 35.43 Feet, a delta angle of 81 Degrees 12 Minutes 36 Seconds;
162 thence on AZ. 313 Degrees 01 Minutes 32 Seconds, a distance of 9.59 Feet
163 to the beginning of a curve to the Right; thence coincident with said curve to
164 the Right having a radius of 263.50 Feet, an Arc length of 195.39 Feet, a
165 delta angle of 42 Degrees 29 Minutes 06 Seconds; thence on AZ. 268
166 Degrees 45 Minutes 12 Seconds, a distance of 131.69 Feet to the West line
167 of said Subdivision; thence coincident with said West line on AZ. 358

168 Degrees 45 Minutes 12 Seconds, a distance of 698.80 Feet to the Point of
169 Beginning.

170
171 C. ESTIMATED OR PROBABLE COST:

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173 \$563,500.00

174
175 This cost estimate has been prepared using the best information available,
176 without benefit of a detailed engineering design. Variances may occur as the
177 design details are developed. These costs should not be considered final.

178
179 D. PROPOSED METHOD OF ASSESSMENT:

180
181 On a unit basis (100 total units) for all parcels which are included in the
182 described improvement district as follows:

- 183
184 Parcel No. 1 – 9 units
185 Parcel No. 2 – 9 units
186 Parcel No. 3 – 82 units

187
188 E. APPORTIONMENT OF COSTS:

189
190 City of Topeka Combined Water, Wastewater and
191 Stormwater Operating Funds \$422,625.00
192 Improvement District \$140,875.00
193 Total \$563,500.00

194
195 THIS RESOLUTION shall become effective upon one publication in the official city
196 newspaper.

197 ADOPTED and APPROVED by the City Council August 1, 2006.

198 CITY OF TOPEKA, KANSAS
199

200
201 _____
202 William W. Bunten, Mayor

203 ATTEST:
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205
206 _____
207 Iris E. Walker, City Clerk